

Elissa D. Miller
333 S. Grand Avenue, Suite 3400
Los Angeles, CA 90071
Telephone: (213) 626-2311
Facsimile: (213) 629-4520
emiller@sulmeyerlaw.com

CHAPTER 7 TRUSTEE

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA, LOS ANGELES DIVISION

In re

GIRARDI KEESE

Debtor.

CASE NO. 2:20-bk-21022 BR

Chapter 7

**NOTICE OF TRUSTEE'S INTENTION TO
ABANDON LEASEHOLD INTEREST AND
PERSONAL PROPERTY OF THE DEBTOR
LOCATED AT 325 W. HOSPITALITY
LANE, SUITE 204, SAN BERNARDINO,
CALIFORNIA 92408 PURSUANT TO 11
U.S.C. § 554 (a), Fed. Rule Bank. Pro. 2002(c)
& LOCAL BANKRUPTCY RULE 6007-1**

HEARING DATE: [No Hearing Set]

**TO THE HONORABLE BARRY RUSSELL, UNITED STATE BANKRUPTCY JUDGE,
OFFICE OF THE UNITED STATES TRUSTEE, CREDITORS AND ALL INTERESTED
PARTIES:**

YOU ARE HEREBY NOTIFIED THAT immediately after fourteen (14) days
from the date of mailing of this Notice, Elissa D. Miller, the duly appointed Chapter 7 Trustee
herein (the "Trustee"), intends to and will abandon the leasehold interest and personal property of
the Debtor located at 325 W. Hospitality Ln., Suite 204, San Bernardino, CA 92408 as
burdensome and inconsequential value to the estate.

Pursuant to Local Bankruptcy Rule 6007-1, objections hereto and requests for
hearing before the Court, if any, shall be in writing and filed with the Clerk of the United States
Bankruptcy Court, located at 255 E. Temple Street, Los Angeles, California 90012, and served

1 upon the United States Trustee, located at 915 Wilshire Blvd., Suite 1850, Los Angeles, California
2 90017 and the Trustee herein at the address shown at the upper left corner of the Notice, within
3 fourteen (14) days of the date of the mailing of this Notice. Any objections not timely filed and
4 properly served will be deemed waived and as consent to the relief requested by the Trustee
5 herein. Pursuant to 11 U.S.C. § 554(a), Rule 2002(c) of the Federal Rules of Bankruptcy
6 Procedure, and Local Bankruptcy Rule 6007-1, if no written objection and request for hearing is
7 served within fourteen (14) days of the mailing of the Notice, the Trustee shall be deemed to be
8 authorized to take any and all actions necessary or convenient regarding the abandonment
9 proposed herein in the Trustee's sole discretion on the grounds that the estate property is
10 burdensome and/or of of inconsequential value to the estate and necessary to protect the Trustee
11 from liability.

12 The abandonment may be effectuated, in the Trustee's sole discretion, upon the
13 filing of a notice of abandonment with the Bankruptcy Court Clerk's Office, served solely upon
14 the U.S. Trustee's Office and the Debtor. However, the Trustee reserved the right, in his sole
15 discretion, to seek a Court order authorizing any and all actions necessary or convenient relative to
16 the abandonment. To the extent that a motion, request and/or application is required by the
17 Bankruptcy Code, the Federal Rules of Bankruptcy Procedure and/or the Local Bankruptcy Rules
18 applicable hereto, this Notice shall constitute such motion, request and/or application.

19
20 DATED: February 26, 2021

/s/ Elissa D. Miller
Elissa D. Miller
Chapter 7 Trustee

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 333 S. Grand Avenue, Suite 3400, Los Angeles, CA 90071-1406.

A true and correct copy of the foregoing document entitled: NOTICE OF ABANDONMENT will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On February 26, 2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Kyra E Andrassy kandrassy@swelawfirm.com, lgarrett@swelawfirm.com;gcruz@swelawfirm.com;jchung@swelawfirm.com
Rafey Balabanian , docket@edelson.com
Michelle Balady mb@bedfordlg.com, leo@bedfordlg.com
Ori S Blumenfeld Ori@MarguliesFaithLaw.com,
Helen@MarguliesFaithLaw.com;Angela@MarguliesFaithLaw.com;Vicky@MarguliesFaithLaw.com
Richard D Buckley richard.buckley@arentfox.com
Marie E Christiansen mechristiansen@vedderprice.com, ecfladocket@vedderprice.com,marie-christiansen-4166@ecf.pacerpro.com
Jennifer Witherell Crastz jcrastz@hrhlaw.com
Ashleigh A Danker Ashleigh.danker@dinsmore.com, SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com
Clifford S Davidson csdavidson@swlaw.com, jlanglois@swlaw.com;cliff-davidson-7586@ecf.pacerpro.com
Lei Lei Wang Ekvall lekvall@swelawfirm.com, lgarrett@swelawfirm.com;gcruz@swelawfirm.com;jchung@swelawfirm.com
Richard W Esterkin richard.esterkin@morganlewis.com
Timothy W Evanston tevanston@swelawfirm.com,
gcruz@swelawfirm.com;lgarrett@swelawfirm.com;jchung@swelawfirm.com
Jeremy Faith Jeremy@MarguliesFaithlaw.com,
Helen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com;Vicky@MarguliesFaithlaw.com
James J Finsten , jimfinsten@hotmail.com
Alan W Forsley alan.forsley@flpllp.com, awf@fklawfirm.com,awf@fl-lawyers.net,addy.flores@flpllp.com,laura.rucker@flpllp.com
Eric D Goldberg eric.goldberg@dlapiper.com, eric-goldberg-1103@ecf.pacerpro.com
Andrew Goodman agoodman@andylaw.com, Goodman.AndrewR102467@notify.bestcase.com
Suzanne C Grandt suzanne.grandt@calbar.ca.gov, joan.randolph@calbar.ca.gov
Steven T Gubner sgubner@bg.law, ecf@bg.law
Marshall J Hogan mhogan@swlaw.com, knestuk@swlaw.com
Razmig Izakelian razmigizakelian@quinnemanuel.com
Lewis R Landau Lew@Landaunet.com
Daniel A Lev dlev@sulmeyerlaw.com, ccaldwell@sulmeyerlaw.com;dlev@ecf.inforuptcy.com
Craig G Margulies Craig@MarguliesFaithlaw.com,
Vicky@MarguliesFaithlaw.com;Helen@MarguliesFaithlaw.com;Angela@MarguliesFaithlaw.com
Peter J Mastan peter.mastan@dinsmore.com, SDCMLFiles@dinsmore.com;Katrice.ortiz@dinsmore.com
Edith R Matthai ematthai@romalaw.com
Kenneth Miller kmiller@pmcos.com, efilings@pmcos.com
Elissa Miller (TR) CA71@ecfcbis.com, MillerTrustee@Sulmeyerlaw.com;C124@ecfcbis.com;ccaldwell@sulmeyerlaw.com
Eric A Mitnick MitnickLaw@aol.com, mitnicklaw@gmail.com
Scott H Olson solson@vedderprice.com, scott-olson-2161@ecf.pacerpro.com,ecfsfdocket@vedderprice.com,nortega@vedderprice.com
Leonard Pena lpena@penalaw.com, penasomaecf@gmail.com;penalr72746@notify.bestcase.com
Michael J Quinn mquinn@vedderprice.com, ecfladocket@vedderprice.com,michael-quinn-2870@ecf.pacerpro.com
Ronald N Richards ron@ronaldrichards.com, morani@ronaldrichards.com,justin@ronaldrichards.com
Philip E Strok pstrok@swelawfirm.com, gcruz@swelawfirm.com;lgarrett@swelawfirm.com;jchung@swelawfirm.com
Boris Treyzon jfinnerty@actslaw.com, sgonzaes@actslaw.com
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

Eric D Winston ericwinston@quinnemanuel.com
Christopher K.S. Wong christopher.wong@arentfox.com, yvonne.li@arentfox.com
Timothy J Yoo tji@lnbyb.com

☐ Service information continued on attached page.

2. SERVED BY UNITED STATES MAIL:

On February 26, 2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

SEE ATTACHED SERVICE LIST

☒ Service information continued on attached page.

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

February 26, 2021

Lupe V. Cortez

/s/ Lupe Cortez

Date

Printed Name

Signature

ABIR COHEN TREYZON SALO, LLP, a California l
ACTS
16001 Ventura Boulevard, Suite 200
Encino, CA 91436-4482

Daimler Trust
c/o BK Servicing, LLC
PO Box 131265
Roseville, MN 55113-0011

Frantz Law Group, APLC
2029 Century Park East
#400
Los Angeles, CA 90067-2905

Southern California Gas Company
555 West 5th Street
Los Angeles, CA 90013-1011

Wells Fargo Vendor Financial Services, Inc.
c/o Hemar, Rousso & Heald, LLP
15910 Ventura Blvd., 12th Floor
Encino, CA 91436-2802

Erika Saldana
1757 Riverside Drive
Glendale, CA 91201-2856

Jill O'Callahan
1437 Club View Drive
Los Angeles, CA 90024-5305

John Abassian
6403 Van Nuys Boulevard
Van Nuys, CA 91401-1437

Kimberly Archie
15210 Ventura Boulevard
Suite 307
Sherman Oaks, CA 91403-3841

Robert M. Keese
22982 Rosemont Court
Murrieta, CA 92562-3075

Virginia Antonio
20413 Via Navarra
Yorba Linda, CA 92886-3065

Boris Treyzon Esq
16001 Ventura Blvd., Suite 200
Encino, CA 91436-4482

Girardi Keese
1126 Wilshire Blvd
Los Angeles, CA 90017-1904

Robert Girardi
402 South Marengo Ave.
Suite B
Pasadena, CA 91101-3113

Boris Treyzon Esq
16001 Ventura Blvd., Suite 200
Encino, CA 91436-4482

Fay Pugh
1163 Daniels Drive
Los Angeles, CA 90035-1101

Dominic Lombardo
115 E. Pomona Boulevard
Suite A
Monterey Park, CA 91755-7210

Andrew Goodman
30700 Russell Ranch Road
Suite 250
Westlake Village, CA 91362-9507

Bedford Law Group, APC
1875 Century Park East
Suite 1790
Century City, CA 90067-2537

DK Global, Inc.
420 Missouri Ct
Redlands, CA 92373-3128

Gayle C. Kurosu
1116 West 187th Street
Gardena, CA 90248-4123

L. Everett & Associates, LLC
3700 State Street, Suite 350
Santa Barbara, CA 93105-3100

Marlatt Consulting
85 Cresta Verde Dr
Rolling Hills Estates, CA 90274-5455

US Legal Support
16825 Northchase Dr Suite 900
Houston, TX 77060-6004